



COMMUNITY DEVELOPMENT AUTHORITY

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West Allis, Wisconsin 53214

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January 21, 2014

Mr. Don West
Environmental Management Support, Inc.
8601 Georgia Avenue, Suite 500
Silver Spring, MD 20910

RE: Community Development Authority of the City of West Allis
Site-Specific Brownfield Assessment Grant – 2013
Former Milwaukee Ductile Iron Foundry - \$200,000

Dear Mr. West:

The Community Development Authority of the City of West Allis (CDA) respectfully submits the enclosed application for a 2014 Site Specific Assessment Grant for the property located at 1706 S. 68 St., the former Milwaukee Ductile Iron foundry. West Allis is a first-ring industrial suburb of the City of Milwaukee and is a landlocked municipality. In order for the City to grow, the City and CDA have proactively redeveloped numerous former industrial sites and commercial properties.

The recently closed Milwaukee Ductile Iron facility is located at the intersection of South 68th Street and West Mitchell Street, within the Eastern Industrial Corridor of the City of West Allis. The site consists of five legal parcels totaling approximately 12 acres. The subject property was first developed in 1910 and has been used since then by various manufacturers, including Milwaukee Machine and Tool Co., LeRoi Compressor Corporation, Gerlinger Electric Steel Casting, Kearney & Trecker, Baush Machine Tool, Radcliff Manufacturing Co., Briggs & Stratton Corp. and Milwaukee Ductile Iron. The Milwaukee Ductile Iron (MDI) site is a high priority site for the City, because of its recent closing and the potential for job creation with a new manufacturer. As recently as 2009, the MDI business employed 215 people, but has recently moved its operations out of State and sold the property to a business that is demolishing the buildings and equipment for scrap value, with future intentions of selling the property for redevelopment. The CDA and potential developers are faced with soils impacted with PAHs, PCBs, VOCs, and various metals (primarily arsenic, chromium and lead). The assessment grant will allow the CDA to better characterize, remediate and redevelop the MDI site for private investment.

West Allis has a proven history in brownfield development and successful administration of federal and state funds. By leveraging federal and state funds, the CDA has begun a renaissance with the attraction of new investment and employment opportunities. Projects have been assisted through the creation of tax increment districts. The Assessment Grant will be catalytic to expanding the CDA's efforts on this particular brownfield site by preparing the site for cleanup, financeable land and future development. The CDA's mission is to redevelop properties, to add new tax base growth, to create jobs for community residents, while adding quality living units. Recent projects have attracted \$184 million in private investment, \$38 million in public investment and \$6 million in state and federal assistance. The projects have added nearly 3,500 jobs and \$6 million in taxes.

Thank you for your consideration and time and please do not hesitate to call my office.

The following provides the additional required information on the project.

a. **Name of Applicant:** Community Development Authority of the City of West Allis (CDA)
Address: 7525 W. Greenfield Ave.
West Allis, WI 53214

b. **Applicant DUNS number:** 969225502

c. **Funding Requested:**

- i) Site-Specific Brownfield Assessment Grant – former Milwaukee Ductile Iron site
- ii) \$200,000

d. **Location:** The City of West Allis, County of Milwaukee, State of Wisconsin

e. **Property Name:** Milwaukee Ductile Iron

Address(es): 1706 S. 68 St.
West Allis, WI 53214

f. **Project Contacts:** (Note: Please direct communication to the Project Director)

i) **Project Director:** Mr. Patrick Schloss

e-mail: pschloss@westalliswi.gov

Phone: (414) 302-8468

Fax: (414) 302-8401

Address: City of West Allis
Department of Development
7525 W. Greenfield Ave.
West Allis, WI 53214

ii) **Executive Director:** Mr. John F. Stibal

e-mail: jstibal@westalliswi.gov

Phone: (414) 302-8462

Fax: (414) 302-8401

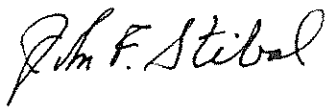
Address: City of West Allis
Department of Development
7525 W. Greenfield Ave.
West Allis, WI 53214

g. **Date Submitted:** January 22, 2014

h. **Project Period:** October 1, 2014 – September 30, 2017

i. **Population of West Allis:** 60,300

Sincerely,



John F. Stibal
Executive Director, Community Development Authority of the City of West Allis

cc: Patrick Schloss, Manager, Community Development Division

Attachments

**Community Development Authority (CDA) of the City of West Allis, Wisconsin
 Application for EPA Site-Specific Assessment Grant – Milwaukee Ductile Iron**

RANKING CRITERIA FOR ASSESSMENT GRANTS

1. Community Need

a. Targeted Community and Brownfields

i. Targeted Community Description - The City of West Allis (pop. 60,411) is the largest suburb (11.4 sq. mi.) of the City of Milwaukee, in southeastern Wisconsin. Located in the nation's "Rust Belt," West Allis is a first-ring industrial suburb that developed its economy centered on heavy-manufacturing in the early 20th century. Aging and contaminated properties, coupled with the impacts of sprawl and globalization, have resulted in a greater need for proactive regeneration, primarily through brownfield redevelopment. The CDA is seeking assessment funding to conduct assessment of the Milwaukee Ductile Iron site, located within the eastern industrial corridor of the City of West Allis.

The City's historic eastern industrial corridor is approximately 400 acres, 90 acres of which is industrial sites with brownfield probabilities. These sites have been occupied by industrial uses, including foundries, auto manufacturing and salvage yards since the early 1900s and are in need of redevelopment. The district also contains a mixed use retail area, with an emerging neighborhood association that represents a residential density of over 11 people per acre. Brownfield assessment and remediation has already been undertaken at an 11-acre site within the district that is being marketed for development, and further assessment will help the progress of redevelopment in the area that has two established tax increment financing districts.

ii. Demographic Information – Most of West Allis' brownfields are located in its historically, industrial districts, including the area surrounding the MDI site, known as the eastern industrial corridor (Census Tract 1002). The eastern industrial corridor is intertwined with residential neighborhoods, which contain the City's oldest housing stock and are primarily home to West Allis' low-income and minority populations. The primary health and welfare concern for redeveloping within West Allis is the location of these sensitive populations (see chart below) living along-side existing brownfield sites, such as the MDI site, as they are known to increase health risks through direct contact, vapor intrusion/inhalation and particulate inhalation.

	Census Tract 1002	City (West Allis)	State (Wisconsin)	National
Population¹	3,724	60,411	5,686,986	308,745,538 ¹
Unemployment²	N/A	7.2%	6.8%	7.2% ²
Poverty Rate⁴	17%	11.8%	11.6%	15.1% ³
Percent Minority¹	30.8%	18%	16.7%	26.7% ¹
Median Household Income⁴	\$41,181	\$44,136	\$51,598	\$49,445 ³
Less than HS Diploma⁴	16.7%	11.0%	10.6%	14.9%
Population under 5⁵	7.3%	6.5%	6.3%	6.5%
Population over 65⁵	11.2%	14.6%	13.7%	13.0%
Women (15-39)⁵	20.3%	17.4%	15.9%	16.8%
Female Head of Households⁵	15.0%	12.3%	9.9%	12.6%

¹ Data is from the 2010 U.S. Census data and is available at <http://www.census.gov/>.

² Data is from the Bureau of Labor Statistics and is available at www.bls.gov.

³ Data is from the 2010 American Community Survey and is available at http://www.census.gov/newsroom/releases/archives/income_wealth/cb11-157.html

⁴ Data is from the 2006-2010 American Community Survey 5 year estimates

iii. Brownfields - The CDA's highest priority for redevelopment is the former Milwaukee Ductile Iron site, as this site is known to have significant environmental impacts and is within the CDA's priority redevelopment area. The Milwaukee Ductile Iron plant, which was located within a residential neighborhood and just two blocks from the City's well-attended, historic Farmers Market, as well as a regional school for disadvantaged students (Richardson School) is located within Census Tract 1002. It was recently closed (2012), leaving 12.5 acres of brownfield within a targeted area of our community. Contaminants at the Milwaukee Ductile Iron site include metals (primarily arsenic, chromium and lead); VOCs, including benzene, naphthalene, tetrachloroethene, trichloroethane and dichloroethene; PCBs (currently fenced and encapsulated); and PAHs in soil and/or groundwater above their respective State health-based standards.

iv. Cumulative Environmental Issues – The City of West Allis is bordered to the north by Interstate 94, and cut in half by Interstate 894, a bypass of downtown Milwaukee, both of which contribute vehicular air pollution to the community. Small particulates emitted from vehicular fumes can promote heart disease and strokes. Thousands of homes and businesses are located within 1,000 feet or less of these two (2) Interstate Highway Systems, increasing the risk of our community's health, especially during congested peak hours. The "Zoo Interchange" freeway Interchange, the busiest Interchange system in the State of Wisconsin, abuts the City's borders, further contributing to vehicular emissions into the City's air. West Allis is located in Milwaukee County, which is an EPA-qualified nonattainment county.

The City of West Allis is a unique community, being over 100 years old and completely developed with virtually no open land for new housing, unless a property is redeveloped. With this structure comes an older housing stock. Approximately 92% of the City's housing stock was built prior to 1970 and residents, especially children, living in these old homes are likely exposed to lead paint and asbestos. Most of the City's older housing stock is located in the City's eastside, which also is home to the higher concentrations of low-income households, where zoning permits duplex and multi-family developments.

b. Impacts on Targeted Community

Contaminants at the Milwaukee Ductile Iron site include metals (primarily arsenic, chromium and lead); VOCs, including benzene, naphthalene, tetrachloroethene, trichloroethane and dichloroethene; PCBs (currently fenced and encapsulated); and PAHs in soil and/or groundwater above their respective State health-based standards. The MDI facility also contains significant quantities of asbestos. The possible health effects of these contaminants are detailed below:

Contaminant	Possible Health Effect
Metals	Developmental retardation, kidney damage, cancer, neurological defects, heart disease, damage to brain, and nervous and immune systems
PAHs	Cancer
PCBs	Cancer
Petroleum constituents	Mucous membrane irritation, damage to nervous system, irritation of skin, mucous membranes and respiratory tract, cancer
Chlorinated VOCs	Skin irritation, damage to central nervous system, kidney and liver damage, cancer
Asbestos	Asbestosis, mesothelioma, lung cancer

Key health statistics from the Wisconsin Department of Health Services indicate that the health of persons in Milwaukee County, in which West Allis is the second largest community and one of its oldest, is disproportionately disadvantaged in comparison to statewide figures. In particular, the County's childhood

asthma levels are nearly three times that of the state average, and infant mortality, low birth-weights and births to un-wed mothers are higher than average. Milwaukee County also has a higher incidence level of general disabilities within its civilian, non-institutionalized population.

	Milwaukee County	State of Wisconsin
Cancer ¹	511 / 100,000	503 / 100,000
Asthma ¹	1.8 / 1,000	0.9 / 1,000
Asthma (under age 18) ¹	3.1 / 1,000	1.1 / 1,000
Chronic Pulmonary Disease ¹	1.7 / 1,000	1.4 / 1,000
Disability ²	12.8%	11.1%
Infant Mortality ¹	8.1%	5.7%
Un-Wed Mothers ¹	55%	37%
Infants Born Below 5.5 lbs. ¹	9.3%	7.0%

¹ Wisconsin Department of Health Services, Public Health Profiles, Milwaukee County, 2010

² 2010-2012 ACS 3-Year Estimates

In addition to the health effects of residents, as properties become vacant, age and/or fall into further blight or disrepair, the general welfare and economic conditions in the City also decline. The City has responded to these conditions with Exterior Property Code enforcement within neighborhoods, but without economic regeneration at brownfield sites, general conditions may not stabilize, and the target neighborhoods will continue to experience worse-than-average rates of income inequity, poverty and unemployment.

c. Financial Need

i. Economic Conditions – Redevelopment efforts in West Allis have shown proven success, but the financial limitations of declining property values and limited local budgets make continued progress difficult. West Allis is also dealing with state-imposed borrowing limits, property tax caps and reduced shared revenue. Without further assistance, the City will be limited in its ability to elevate its distressed neighborhoods, and competition with greenfield development in sprawling suburbs will continue to compound the perception and financial challenges of brownfield redevelopment in West Allis.

West Allis' historic economic success has largely been tied to its traditional manufacturing base. In 1979, the City of West Allis had 14,701 jobs in the manufacturing sector of its economy, which represented 47.5% of all jobs within the City. Since that time, the loss of large manufacturing facilities, including the City's namesake Allis-Chalmers, has resulted in economic hardships. From 1979 to 1989, West Allis lost nearly 9,000 manufacturing jobs, experienced a decline of 10,000 residents and watched its average wage drop by 25%. US Economic Census figures from 2007 reveal that the City now maintains only 3,692 jobs in the manufacturing sector, amounting to a nearly 75% decline.

As manufacturing jobs have decreased and been replaced by jobs in the retail sector, income has diminished and tightened both household and municipal budgets. The US Economic Census indicates that between 1997 and 2007 the number of manufacturing jobs in West Allis declined by 51%. The recent closing of several foundries in West Allis, including Milwaukee Ductile Iron continues this trend. The loss of taxable value and decrease in water usage by these companies has increased the pressure on local property taxes and utility rates for the average West Allis household. Coupled with losses in industrial value, residential property values have also decreased by 10% over the last two years, limiting our local budget, which is primarily composed of local property taxes. These financial limitations make it hard to manage brownfield remediation without the aid of outside grants.

ii. Economic Effects of Brownfields - As a land-locked, fully-developed community, the cost of redeveloping brownfields is a pivotal component in the successful reuse and neighborhood stabilization. In order to get

beyond the real and perceived obstacles in redeveloping these sites, environmental assessment and clean-up is critical. West Allis' economy was founded on heavy manufacturing facilities, many of which have become obsolete in today's economy. For reasons including brownfield conditions, their economic reuse is often challenging. As a result, many jobs have relocated to modern facilities in newer parts of the region, leaving facilities behind. These facilities, and the known brownfield conditions they leave behind, pose a challenge not only to our redevelopment and economic recovery, but also to the traditional mixed-use neighborhoods that they lie within.

Brownfields often spread their blighting effects into surrounding neighborhoods. Property maintenance and decreased marketability lead to depreciated tax assessments, which further burden municipal budgets. To combat these trends, the City of West Allis performs neighborhood property maintenance inspections to insure that neighborhoods are well maintained. Redeveloping brownfields furthers those efforts and proves the City's commitment to its citizens.

The recent Milwaukee Gray Iron plant closure in March 2008, following significant flooding that impacted the site buildings and equipment, resulted in the permanent loss of 80 family-supporting jobs. Furthermore, the company, which had been in existence since the 1930s, subsequently was forced to re-evaluate its commitment within our community and relocated jobs from their second West Allis facility (Milwaukee Ductile Iron) to an out-of-state location in 2012. In total, nearly 300 jobs were lost in the past 5 years and two highly visible sites of economic loss remain as blight.

The blight associated with the brownfields in the Eastern Industrial Corridor (within Census Tract 1002), has resulted in the direct decline of adjacent neighborhoods. These affected neighborhoods tend to concentrate disadvantaged populations. As the Demographic information table indicates, these populations are more likely to live in poverty (30.8%), are less likely to have completed high school education (16.7%), and witness increased likelihood of female head of households (15.0%).

2. Project Description and Feasibility of Success

a. Project Description

i. Project Description - The City is applying for a Site-Specific Assessment Grant to address the former Milwaukee Ductile Iron property. Over 92 percent of the grant funding (\$185,000) is proposed to be used for Phase II/Site Investigation. The Milwaukee Ductile Iron site is located at located at 1706 South 68th Street in the City of West Allis, Milwaukee County, Wisconsin (fronting National Avenue, Mitchell Street and 68th Street). The site resides in an M-1 (Manufacturing) zoned area with residential properties located directly across 68th Street from the site. The subject property consists of five parcels covering a total of approximately 12 acres of land developed with an estimated 288,000 square feet of manufacturing buildings. The subject property was first developed in 1910 and has been used since then by various manufacturers, including Milwaukee Machine and Tool Co., LeRoi Compressor Corporation, Gerlinger Electric Steel Casting, Kearney & Trecker, Baush Machine Tool, Radcliff Manufacturing Co., Briggs & Stratton Corp. and Milwaukee Ductile Iron.

Objectives of the proposed Site Assessment are to 1) investigate the soil impacts in the vadose zone ("source area") on site; 2) investigate groundwater quality and evaluate the degree and extent of soil and groundwater contamination on the site; and 3) evaluate remedial strategies for the site and surrounding properties, as appropriate. We anticipate that the site assessment will be conducted in stages to reduce overall costs while refining the estimate of degree and extent of impacts. Initially, we anticipate conducting approximately 50 to 60 soil probes, installing temporary and permanent groundwater monitoring wells, collecting soil and groundwater samples for laboratory analysis, surveying the locations and elevation of sampling points and preparing a Site Assessment report. We anticipate that additional testing may be necessary in one or more areas of the site to further define the extent of impacts and possibly to evaluate

viable treatment alternatives, this may include off-site sampling, bench-scale testing and evaluation of vapor intrusion for nearby structures. Once the degree and extent of impacts is sufficiently defined, an evaluation of remedial alternatives will be conducted.

Other grant activities include conducting a current Phase I ESA (to be qualified as a bona fide prospective purchaser under CERCLA); community involvement activities; and grant management.

The Milwaukee Ductile Iron (MDI) site is a high priority site for the CDA, because of the potential for job creation. As recently as 2009, the MDI business employed 215 people, but has recently moved its operations out of State and in December 2013, sold the property to The MRD Group, Inc., who plan on demolishing the site buildings for scrap and re-selling the property for redevelopment. The community surrounding the MDI site is within one of the City's census tracts with the highest population living below the poverty rate and the highest minority population (see chart on page 1). Redevelopment of this site is a high priority for the CDA because it will improve the livability of this low income neighborhood by creating a sustainable redevelopment site, creating employment opportunities, and eliminating a health hazard within the community.

ii. Project Management Approach – The EPA assessment grant project will be managed by Mr. Patrick Schloss, Community Development Manager. His main role is the execution of work associated with grants including reporting, bidding, coordination of consultant activities and budget management. Additional City/CDA staff will assist Mr. Schloss with community involvement activities, developer negotiations, grant reporting and financial reporting, as indicated in Section 5.a. of this application. The City/CDA has recently been granted access for assessment of the Milwaukee Ductile Iron property.

The CDA and City of West Allis solicited proposals in April 2012 for professional environmental consulting firms to conduct assessment, remediation and redevelopment assistance of brownfield sites located throughout the City, in accordance with Federal Procurement Procedures. Three consulting firms were selected to provide these services for a period of up to 5 years, which would cover this EPA grant period, with no delays for contractor procurement.

iii. Site Selection - The CDA's focus for this grant is for additional assessment of the Milwaukee Ductile Iron site. A Phase I ESA was conducted on the MDI property, report dated September 20, 2012. It revealed several recognized environmental conditions on the property, including 1) the long term use as a foundry and manufacturing site with potential for releases related to several boiler rooms, compressor rooms, inside and outside chemical storage areas, maintenance areas, spray painting areas and parts washing areas; 2) significant staining observed in the oil storage room; 3) potential foundry sand disposal and observed storage; 4) several USTs noted on historical site plans; 5) transformers/substations; and 6) a documented release with groundwater impacts noted on an up-gradient site. Based on these documented RECs, a Phase II ESA was recommended and is in progress at the time of preparation of this Grant Application. Preliminary results indicate the presence of metals (primarily arsenic, chromium and lead); VOCs, including benzene, naphthalene, tetrachloroethene, trichloroethane and dichloroethene; and PAHs in soil and/or groundwater above their respective State health-based quality standards. In addition, one of the substation areas on the site experienced a release of PCB containing transformer fluid. The spill was cleaned up, but residuals were left in the soil and on the adjacent building wall; the concrete slab was coated with an encapsulating resin; and fencing is required to prevent direct contact. This area will need to be further addressed prior to demolition. As such, additional site assessment and remedial action will be required prior to redevelopment of this site.

Status and ownership are discussed in 2.a.i., above.

b. Task Description and Budget Table

The following tasks have been identified to implement the proposed project:

Task 1: The CDA will conduct a Phase I ESA as appropriate for due diligence prior to acquisition of properties. The prior Phase I ESA, dated September 20, 2012, is already out dated. As such, the CDA will need to conduct a new Phase I ESA within 180 days prior to purchase to qualify as a bona fide prospective purchaser under CERCLA. The Phase I ESA will be conducted in accordance with ASTM Standard 1527-13 and the EPA's All Appropriate Inquiry requirements.

Task 2: Site Assessment will be performed to evaluate the degree and extent of the impacts identified during the prior Phase II ESA and to determine appropriate remedial options. This task will include preparation of a Quality Assurance Project Plan (QAPP); sampling and analytical testing of environmental media; investigative waste handling and disposal; and reporting. Activities conducted under this phase will follow the appropriate NR700 Wisconsin Administrative Code requirements and the QAPP. 92.5% of the proposed grant budget is proposed to be used for Site Assessment.

Task 3: This task includes community involvement efforts to keep citizens informed and involved with activities covered by this grant. Supply expenditures (\$1000 total) would include the costs associated with publication of community outreach materials. The contract portion (\$2,000 total) will include technical support by selected consultants, including, preparation of presentation graphics, assembly of administrative records and presentation at public meetings, where appropriate. We anticipate that public informational presentations will be conducted three times per year during the grant period, at National Night Out, the Fire Department Open House and one of the Neighborhood Partnership Program meetings, held by the West Allis Police Department. The CDA will also conduct presentations and seek input during regularly scheduled meetings of the West Allis Rotary Club, the West Allis Business Improvement District and the West Allis/West Milwaukee Chamber of Commerce. Costs associated with CDA presentations to community organizations are provided as in-kind services.

Task 4: This task includes programmatic costs associated with 1) tracking outputs and outcomes and reporting on progress related to grant activities and 2) travel and associated expenses related to attendance at local, regional and/or national brownfield conferences by CDA staff. \$5,000 per grant type is budgeted for contractual costs for assistance with tracking progress and preparation of quarterly reports. The estimated cost for two CDA staff to attend an EPA National Brownfields Conference includes lodging (estimate \$1040), airfare (estimated \$1000), per diem (estimated \$528) and miscellaneous (car rental, parking, public transportation and/or tolls, estimated at \$232). In addition, the CDA has budgeted an additional \$200 for attendance at local brownfield seminars/conferences.

The following table presents the budget proposed by the CDA for the Site-Specific Assessment Grant. The CDA will contribute the cost for personnel, fringe benefits and equipment used toward this grant.

Budget for Site Specific Assessment Grant – Milwaukee Ductile Iron Site

Budget Categories	Project Tasks				
	Task 1 Phase I	Task 2 Site Assessment	Task 3 Community Involvement	Task 4 Programmatic	Total
Travel/Expenses				\$3,000	\$3,000
Supplies			\$1,000		\$1,000
Contractual	\$4,000	\$185,000	\$2,000	\$5,000	\$195,000
Total Haz. Subs.	\$4,000	\$185,000	\$3,000	\$8,000	\$200,000

c. Ability to Leverage: The city has a proven track record with leveraging funds. Successful brownfield redevelopment has occurred in various parts of West Allis and \$996,788 of assessment grant funding from the Wisconsin Department of Natural Resources has leveraged nearly \$129 million in redevelopment and created and/or retained 737 jobs.

The City is a progressive community towards brownfield redevelopment and has adopted 13 Tax Increment Finance (TIF) Districts over the years. The MDI site abuts two (2) different TIF Districts, whose developments are being hindered by the blight and condition of the MDI site. MDI was recently purchased by a private party, who is in the process of demolishing the former factory. Due to the historic nature of the industrial use of the property, a finance gap will exist in the owner's ability to redevelop the property. The use of the EPA grant is crucial in the ability of development to move forward, but the City and owner recognize that additional leveraging will be required. The City would consider the creation of a TIF District for the MDI site, alternative public financing (possible loans), and federal and state grants to assist with environmental investigation and clean-up of the MDI site. The City has adopted tax increment financing districts to help leverage private investment dollars to foster redevelopment and to reduce the potential risk to a financial institution. These TIFs leverage over \$66 million in public commitment to spur redevelopment. The City's successful management of these TIFs has been a key to the redevelopment of the former Allis Chalmers Tractor Plant site (TIF #1 and #7), the former Wehr Steel site (TIF #8), and the 113th St. and Greenfield Avenue site that was contaminated with woodchips laced with cyanide from Wisconsin Electric Power Co. (TIF #4).

The following financial mechanisms have also assisted redevelopment within the City in the past and will continue to be drawn upon for future brownfield redevelopment: Community Development Block Grants, Wisconsin Department of Natural Resources Brownfield Site Assessment Grants (\$760,000 awarded to date), Wisconsin Department of Commerce Brownfield Grants (\$2.4 million), the use of WDNR Urban Non-Point Source and Storm Water Grants (\$568,000), the use of WDNR Land Recycling Loans, the use of WDNR Green Space and Public Facility Grants, the use of New Market Tax Credits (\$42 million at former Allis-Chalmers site in development of Summit Place and Renaissance Faire Building). In addition, the newly created WDNR Plant Closure program was awarded to the CDA to assess the Milwaukee Ductile Plant for Phase I and limited scope Phase II ESA.

The City's Community Development Entity, First-Ring Industrial Redevelopment Enterprise Inc. (FIRE), has been instrumental with investments of New Market Tax Credits (NMTC) to brownfield and distressed neighborhoods. FIRE has pledged support of up to \$20 million allocation of NMTC to a project in one of the identified Priority Areas. Further, the success of FIRE has produced revenues from past deals to invest in projects challenged by environmental and stormwater retention and clarification costs. FIRE underwrites loans for gap financing and most importantly, environmental challenges, and job creation opportunities. Typically this resource is used after assessment has been completed and remedial costs have been identified, since few investors are willing to commit to a brownfield site with unknown environmental conditions.

3. Community Engagement and Partnerships

a. Plan for Involving Targeted Community & Other Stakeholders and Communicating Project Progress

At the Mayor's directive, the City is currently launching a Neighborhood Associations initiative, encouraging neighborhoods to create their own association with missions, set geographical boundaries, and identified leadership. The first established Neighborhood Association, Burnham Pointe Neighborhood and Business Association, is located right in the middle of the City's Eastern Industrial Corridor, encompassing the MDI site the subject of this grant application. Burnham Pointe Association's members are neighboring

stakeholders that about the CDA's target assessment sites, and the members have ties to the area that can attract non-member citizens' involvement in brownfield projects. The Burnham Pointe Neighborhood group has provided a letter of support and commitment to provide input regarding assessment, clean up and redevelopment of the MDI site.

The City has created successful partnerships with other community organizations as well, to encourage community participation in the Brownfield redevelopment process. The West Allis Rotary Club, which boasts 61 members, wishes to continue the tradition of hosting City Department of Development representatives, twice a year, for updates on the City's Brownfield projects. Members expressed their interest in the opportunity to comment on the City's plans during future meetings. Rotarians develop community service projects that address many of today's most critical issues, such as children at risk, poverty and hunger, the environment, literacy and violence.

The City actively engages with the public through open meetings and public hearings before the Plan Commission, Community Development Authority and Common Council. The Department of Development staff (who administers EPA-funded grants) also recently began contributing a 2-page "what's happening in economic development" newsletter that is mailed to every single household in the City, on a quarterly basis. This newsletter will provide a unique opportunity to reach out to and solicit general citizens, as the City seeks involvement in EPA-funded projects, and will also update the general public on project progress. The City also utilizes social media, a public website, a City cable station filming events and shows for broadcast, and a blog to reach a broader population beyond print media and address community issues. Public notices are also shared on an electronic message center monument sign in front of City Hall to highlight upcoming community events.

Two major public outreach events in West Allis are National Night Out and Fire Department Open Houses. CDA staff display pictures and literature about ongoing developments and funding resources and encourage discussion with the local residents. These events are held at the West Allis Farmer's Market and Fire Station #2, both located within the Eastern Industrial Corridor, where the highest percentages of minorities and low-income residents reside.

The CDA has also partnered with the Neighborhood Partnership Program. This is a program run by the West Allis Police Department—they meet twice a year. The purpose of the meetings is to obtain citizen input on problems in the neighborhood, crime analysis overview, current trends, etc. These meetings have proven to be a great opportunity for public participation, discussion and input on the cleanup process and future redevelopment. CDA representatives would utilize the neighborhood meeting as an opportunity to receive input from the local neighborhood on their opinions and brownfield redevelopment concerns.

b. Partnering with Government Agencies

The CDA has significant experience in brownfield development in the State of Wisconsin. The City has and will continue to work closely with the Wisconsin Department of Natural Resources (WDNR) staff on site investigation, remediation planning and implementation and obtaining final site closure on the brownfield sites they are involved with.

Wisconsin Statutes and Administrative Code govern the investigation and cleanup actions that are required after a discharge of a hazardous substance is reported. NR 700, Wisconsin Administrative Code (WAC), governs the investigation and remediation of environmental contamination. All brownfield investigations performed under this agreement will be conducted in accordance with NR 700 and all appropriate guidelines that have been established by the WDNR. The CDA, as they have in the past, will continue to work closely with the WDNR to assure efficient and timely compliance with NR 700 regulations. The CDA will assure that all sites investigated under this grant submit work plans, site investigation reports, remedial alternative analyses reports to the WDNR.

West Allis was one of the initial municipalities to utilize the State's Voluntary Party Liability Exemption (VPLE) program. The Voluntary Party Liability Exemption is an elective environmental cleanup program. Interested persons who meet the definition of "voluntary party" are eligible to apply. Any individual, business or unit of government that conducts an environmental investigation and cleanup of a contaminated property, following state requirements with the oversight of Department of Natural Resources (DNR) staff, can receive an exemption from future environmental liability if enrolled in this program. The CDA will enroll in the State's VPLE program, where appropriate to facilitate redevelopment, for sites assessed under this agreement.

The CDA has also called upon the WDNR's Remediation and Redevelopment Program staff for "Green Team" meetings. The WDNR's Green Team meetings bring relevant parties together, including WDNR staff, Wisconsin Economic Development Corporation (WEDC) staff, responsible parties, municipalities and/or potential developers, to address liability concerns, technical questions, funding options and other political/legal issues, as appropriate to assist in the redevelopment of brownfield sites.

The CDA has in the past and will continue to coordinate with Wisconsin's Department of Health Services where appropriate to ensure the health and safety of local residents. In particular the DHS provides guidance and regulation related to asbestos, lead, radon and vapor intrusion of volatile organics into residential structures. This relationship is particularly important for brownfield sites proposed for renovation/remodeling/redevelopment for residential purposes.

The West Allis Health Department is the local health department, committed to ensuring the health of West Allis residents by providing a wide array of services to the community. The Health Dept. and CDA interact with each other in many respects, but one specifically is a joint concern regarding soil and groundwater contamination, especially near residential neighborhoods. The CDA oversees programs such as the Housing Rehab program, which coincides with the Health Dept.'s lead poisoning prevention program. The Health Dept. and City Department of Development have also worked together to apply for (and successfully receive) funding to clean contaminated properties.

The CDA will contact Milwaukee Community Service Corps, who has been awarded EPA job training grants in the past, for local employment and procurement opportunities during the site assessment process. MBE/WBE firms will also be encouraged to apply.

c. Partnerships with Community Organizations

Various community-based organizations will provide input on the future use of EPA-funded Community-Wide Assessment Grant projects. These organizations will be involved in prioritizing sites for assessment, they will participate in redevelopment planning, and provide information to their members and the community about brownfields and community health. The following community-based organizations have provided letters supporting this application and indicating their commitment to provide input on the CDA's redevelopment efforts:

- The Burnham Pointe Neighborhood and Business Association is an organization made up of area residents and business owners (located in the middle of the Eastern Industrial Corridor) that strive to promote neighborhood awareness and strengthen community bonds, and is led by a female, Latino local restaurant owner. This neighborhood association was recently created with the assistance and heavy involvement of the Mayor and City staff. Burnham Pointe is committed to being involved with the CDA's initiative to improve the neighborhood and surrounding brownfield blighting influences and welcomes CDA staff presence in monthly meetings. This voluntary organization's loyalty to its own investment all the more validates its interest in the planning and implementation of EPA-funded projects in the community. The Burnham Point Association will be the CDA's closest affiliate when it comes to communication with the direct neighborhoods, residents and businesses located near target sites within Census Tract 1002.

- The West Allis Rotary Club develops community service projects that address many of today's most critical issues and at-risk populations. Since they already have a very influential community presence, their role is to assist in educating the public about the Assessment projects and to encourage the public to participate in bi-annual meetings with the Rotary Club and CDA representatives. City Department of Development staff will present a summary of activities and seek comments and input regarding the investigation and proposed redevelopment of their Brownfield sites during their spring and fall meetings.
- The West Allis/West Milwaukee Chamber of Commerce is a business organization that promotes and addresses business needs of the community. Prominent business and Chamber Board members with ties to the community would assist the CDA in public outreach and the decision-making process for future development uses of brownfield sites. The Chamber of Commerce meets monthly and has agreed to provide comments/input on the redevelopment of the CDA's Brownfield redevelopment projects during their May and November meetings.
- The Downtown West Allis Business Improvement District (BID) focuses primarily on the business community of the Downtown West Allis area. A successful future development on the site would bring additional business and jobs to the BID also, motivating BID members to be very involved in the entire assessment and redevelopment process, from beginning to end. The scheduled quarterly meetings of the BID Board of Directors will include presentations by the City Department of Development staff and will provide an opportunity for BID members, representing the tight-knit business community, to provide input on brownfield projects.

4. Project Benefits

a. Health and/or Welfare and Environment

Health/Environment: A critical goal in redevelopment is to reduce or eliminate the threat of contamination to human health and the environment associated with past uses of brownfield sites. We anticipate that this grant will be used to assess 8 former industrial/commercial brownfield sites within the City of West Allis, resulting in the ultimate clean up and redevelopment of approximately 60 acres of contaminated brownfields. The first step in reaching this goal will be to identify the presence, extent and magnitude of contaminants by conducting assessment and/or investigation, the objective of the requested grant. The City fully intends to remediate assessed properties as needed, thereby reducing risk of exposure to contamination and improving health of residents of the targeted community. We already know that the Teledyne and Milwaukee Ductile Iron properties are potentially exposing residents of the target community to toxic metals, PAHs and chlorinated VOCs, further assessment of these and other similar properties will allow us to cleanup this site and reduce exposure to these toxic chemicals.

Welfare: The City plans to use this Assessment Grant to promote a more livable community by incorporating green space and parks into the redevelopment areas and reducing the threat of existing environmental health and safety conditions. The ultimate goal is the remediation and redevelopment of these sites, which will clearly have a positive impact on public health and welfare for the community.

b. Environmental Benefits from Infrastructure Reuse/Sustainable Reuse

The CDA is committed to making their brownfield redevelopment projects sustainable so that redevelopment and associated growth are viable and maintainable over the long term. The CDA's approach is to prioritize brownfield projects that promote the use of sustainable practices, such as: 1) using existing infrastructure (roads, rail, existing utilities, etc.); 2) re-using existing structures, where appropriate, particularly for structures that have historical significance; 3) maximizing the use of existing public transportation; 4) utilizing sustainable remediation practices; and, 5) incorporating green policies in their redevelopment plan.

Using existing infrastructure is one of the major advantages in redeveloping a brownfield site in the City of West Allis. West Allis has well-established infrastructures of roadways, interstate freeways, railways, and

sewer and water systems throughout our 11.5 square mile jurisdiction. As the City is a land-locked fully developed community, all of our brownfield projects result in reuse of existing infrastructure.

Renovating and re-using existing structures has also proven to be a successful approach to sustainability for the City. Where building demolition is appropriate to effect redevelopment, the City and CDA also promote the re-use/recycling of demolition materials. The Summit Place redevelopment in West Allis, is a premier example of historic structure re-use where a 240,000 square-foot vacant and under used former manufacturing building was converted to 650,000 square feet of prime office space. On the Pressed Steel Tank Site, the City of West Allis contracted to re-use 96% of concrete/brick structures. Similarly on the West Allis Gray Iron site, 95% of the former structure was recycled.

Another environmental benefit of promoting the redevelopment of urban brownfield sites is the increased use of existing public transportation. The City of West Allis is serviced by the Milwaukee County Transit System, which operates buses along 12 of West Allis' major right-of-ways and connects West Allis to Milwaukee. West Allis residents enjoy the close proximity of employment opportunities, shopping and entertainment venues and neighborhood services.

The City is committed to using and promoting sustainable remediation practices on brownfield sites. Where appropriate, the City will evaluate the use technologies such as solar-powered petroleum product skimmers and groundwater extraction/treatment systems; re-infiltration of treated groundwater to reduce energy consumption associated with municipal treatment plants; phyto-remediation; in-situ technologies such as bioremediation; passive vapor mitigation systems; incorporation of petroleum-impacted soils in asphalt; management of contaminated soils in-place, including the use of barriers to limit the risk of direct contact and/or surface water infiltration. The City has creatively addressed their historic foundry sand fill sites by re-using foundry sand fills, generally on-site, which was the case for a portion of the former Allis Chalmers Tractor Plant Site, but also has coordinated the beneficial re-use of foundry sand removed from the Pressed Steel Tank Site into the remediation at the Novak Lime Pit site.

The City of West Allis is committed to sustainable construction practices, particularly on their brownfield sites, including requiring LEED certification on proposed structures; requiring recycling/reuse of demolition material; promoting the installation of green roofs, rain gardens, rain barrels, roof-top gardens; and requiring total storm-water management. For example, the new Six Points East mixed-use development in the Six Points Crossing Area was constructed with green roof elements, and the renovated Farmers Market has incorporated the use of rain barrels for landscape maintenance and other non-drinking uses.

On an individual site basis the City of West Allis Plan Commission is very progressive when it comes to implementing sustainability requirements into site reviews. The Plan Commission has established a landscaping requirement of 10%, while also allowing a zero-set-back where appropriate for best land utilization. The Plan Commission also requires that sites are pedestrian friendly, not solely designed around the vehicle; bike racks are required; clear paths for pedestrians at bus stops; and buildings are built close to the street to encourage pedestrian traffic, not set behind huge parking lots. Additionally site reviews include stringent storm water review which attempts to keep all water on site and the Plan Commission requires a minimum of 10% of all site be landscaped which also aids in keeping water on-site and out of storm sewers systems.

c. Economic Benefits

i. Economic Benefits - The City's rising challenge in a struggling economy is to redevelop brownfield sites to provide additional employment opportunities and increased tax base. The City's strategic plan, as outlined in its 2030 Comprehensive Plan is to transform and return economic life to sites impacted with environmental conditions. West Allis is a land-locked municipality that needs to focus on growth from within, so brownfield redevelopment is a top priority.

The City is also working with the MRD Group who recently purchased the Milwaukee Ductile Iron property and is demolishing the vacant deteriorating buildings, in order to position the property for redevelopment. The potential redevelopment could accommodate up to 75,000 sq. ft. of modern industrial space, valued at \$3.7 million, which would increase the City's tax base by \$50,700 and provide 240 jobs.

The City has a proven record in brownfield development and successful administration of federal and state funds. By leveraging federal, state and private investment dollars, the City has begun a renaissance. The economic benefits of redevelopment for the City of West Allis include attracting the largest employers and taxpayers, including Quad/Graphics, Summit Place (including Children's Hospital) and Toshiba. Most importantly, the projects have converted existing buildings, utilized existing roads and infrastructure, and located employment on public transportation routes within existing family neighborhoods. The City has had a number of successes that illustrate the economic benefits realized by the community. A few examples are provided below:

- **Former Allis Chalmers Manufacturing Site (over 3,000 jobs).** Through the public participation process, the City adopted a redevelopment plan to transform the 26-acre site, known as the Tractor Plant site. Within two years, the site was remediated and redeveloped by the Poblocki Sign Company, C & H Distributing Company, etc. bringing over 350 new jobs to the City. These redevelopments, in turn spurred additional redevelopment by the Whitnall Summit Company who converted 650,000 sq. ft. of vacant deteriorated industrial warehouse space into a first-class office complex that has attracted over 2,900 jobs to the area, becoming the largest tax payer in the City and home to over 50 tenants, including a corporate headquarters.
- **Six Points Crossing Neighborhood** – Part of TIF District 5, over 17 acres blighted properties have been assembled for redevelopment as a high-quality, mixed use neighborhood. Over 120 market-rate apartments have been constructed on remediated manufacturing land all centered around the historic Farmers Market. These apartments provide a modern housing option within a neighborhood with aging housing stock that meet the demands of today's rental community. With the use of an EPA Grants and TIF funding, the former Pressed Steel Tank facility is planned for redevelopment into a \$20 million office proving up to 300 jobs.

ii. Planned Efforts to Promote Local Hiring - In April 2012, the City and CDA solicited proposals from professional environmental consultant service firms to provide services related to the assessment, remediation and redevelopment of brownfield sites located throughout the City. The Request for Proposals (RFP) solicitation was published twice in the local newspaper (Milwaukee Journal Sentinel) and sent to 31 local environmental consultants for competitive bidding. A total of 11 consultants responded to the RFP and three (3) local consultants were selected as go-to consultants for brownfield-related projects. Any of these selected consultants could be used for site assessment activities funded by an EPA grant. If any of the consultants (or subcontractors) needed to hire for a particular project, the CDA would add language in the contract that the consultant would first need to contact Milwaukee Community Service Corps' EPA Job Training program (located in the City of Milwaukee, which abuts the City of West Allis) to seek local hiring options.

5. Programmatic Capability and Past Performance

a. Programmatic Capability

The Community Development Authority (CDA) is the development of the arm of the City that manages redevelopment and housing initiatives and programs. The CDA consists of seven members (five residents and two elected alderpersons). City staff supports and coordinates the mission of the CDA. The CDA has a proven track record of implementing creative solutions to brownfield sites and successfully managing grants and financial tools that foster new tax base, employment opportunities, and a more sustainable community.

The program team for the CDA will include John F. Stibal, Director of Development, Patrick Schloss, Community Development Manager, and Kristi Johnson, Community Development Supervisor, and consultation with City's Finance Division. The team will meet to form goals and strategies, and responsibilities within the program work plan. Projects to receive funding will be approached on a Performance measurement basis and will be tracked accordingly. Utilizing existing project reporting methods and increased participation by additional staff, project status will be monitored monthly and quarterly with respect to the Performance Measurement standards. Progress reports will be provided monthly to the CDA and at regularly-scheduled meetings of other citizen groups.

The EPA Assessment project team has experience in managing federal grants. The team has conducted community outreach initiatives through presentations, written newsletter articles, or displayed project information at various community events. The Project Manager will lead all community outreach efforts and project development for the grant. The project team and manager works closely with other City Departments including legal, health, finance, and engineering, and planning.

The grant management team will include:

Patrick Schloss-Community Development Manager. Mr. Schloss will serve as project manager. His main role is the execution of work associated with grants including reporting, bidding, coordination of consultant activities, budget, etc. Experience includes grant management for CDBG, Section 8, HOME, and various other federal grants. Patrick oversees the economic development loan portfolios; tax increment financing, participates in developer negotiation, and assists manufacturing expansions and job retention/creation efforts. He has presented at various professional conferences on business development, redevelopment, New Market Tax Credits, and at the CDBG entitlement conference on leveraging federal grants. Patrick will organize work plan development and federal reporting, including ACRES and ASAP.

John Stibal-Executive Director. Mr. Stibal will be program director. With over 36 years of community development, land use and economic development project implementation, Mr. Stibal's experience will play an active role in forging public/private ventures that facilitate brownfield reclamation and reduce barriers development. John manages nearly \$5-million in grants annually and serves as President of a Community Development Entity that has been awarded over \$100 million in New Market Tax Credits. He is recognized leader in brownfield redevelopment, frequent lecturer and presenter of case studies at various conferences, and serves on the States' Brownfield Study group. He has helped craft legislation on environmental liability and served as key strategist and principal negotiator for public agencies in major brownfield redevelopment projects, creatively utilizing new approaches to limiting environmental liability, structuring Public/Private financial packages to closing negotiations of environmentally sensitive properties. John will assist in presenting the status of grant activities to various community groups. He will be instrumental in the decision making process on the expenditures of funds and selection of sites.

Mr. Schloss and Mr. Stibal are active in the City's Community Development Entity, First-Ring Industrial Redevelopment Enterprise Inc. (FIRE), a recipient of over \$100-million of new market tax credits. FIRE has been instrumental funding redevelopments and business expansions involving brownfield sites that have contributed to 828 permanent jobs, 1,225 construction jobs, and 219,688 sq. ft. of development within distressed neighborhoods.

Ms. Kristi Johnson, Community Development Supervisor and Mr. Bart Greipentrog, City Planner, will assist with developer negotiation, coordinating GIS mapping activities, grant reporting, community presentations, tracking progress relative to targeted populations, and reaching out to sensitive populations. The Finance Dept. will provide financial tracking and coordination of auditing and review of expenditures.

Additional competent environmental expertise will be captured through the selection of a consultant. In April 2012, the City/CDA conducted a formal bid, in compliance with Federal Procurement Requirements, for environmental consulting services on their Brownfield projects for the next 3 to 5 years. As a result the City/CDA has selected 3 consultants to assist with grant management and implementation.

b. Audit Findings

A contractor for the US EPA recently monitored the City of West Allis RLF Grant and the CDA's 2008 Clean up grant for the 700 Properties site. As the result, the City/CDA implemented an improved quarterly and MBE reporting process of all grants, including those that have not obligated funds. In addition, the City's Finance Department will regularly provide Interim Federal Financial Reports. The audit did not suggest adverse audit findings but rather improved reporting.

The City is audited annually as well as all expenses reviewed by the Finance Department prior to a draw. The City has been monitored by HUD for various grants and has been found to be in good standing for number of years.

c. Past Performance and Accomplishments

i. Compliance with Grant Requirements - The City/CDA is up-to-date with submittal of quarterly reports and ACRES reporting on its current Brownfield Assessment and Clean-up grants. Additional staff is being trained to assist in meeting timeliness requirements for reporting.

The CDA's closed EPA Brownfield Grants were fully expended at the time of closure.

The City currently has an open RLF grant (FY 2011) that has not been distributed as loans/subgrants to date. A loan was approved in 2012 for a Toldt Development apartment complex; however the developer is waiting on additional financial commitments to conduct the remediation/redevelopment. The City also recently received eligibility on one of the Yellow Freight sites for a loan to cover the cost of capping and contaminated soil management for a new light industrial/commercial development. Purchase of the property is anticipated March 31, 2014, with remediation/redevelopment and disbursement of Grant funds to begin shortly thereafter. The City/CDA is also anticipating that the RLF will be used on the Milwaukee Ductile Iron site, after investigation is complete, which is proposed to be conducted using this EPA Assessment Grant. In short, funding of this Assessment Grant will also trigger the use of the remaining RLF grant.

ii. Accomplishments –A summary of most recent grant-subsidized accomplishments for the CDA and the City of West Allis is provided for the CDA/City's most recent EPA grants.

BF-00E44901 was awarded to the City in 2007 for City-Wide Assessment of Hazardous Substances Sites and City-Wide Assessment of Petroleum Sites. The City completed Phase I ESAs at seven sites. Under this grant, a focused site assessment was conducted on the vacant, blighted Plating Engineering Site which facilitated the demolition of the contaminated structure and site capping. Actual building demolition was conducted using funds leveraged from a WDNR Site Assessment Grant and other sources. Phase II ESAs were completed on the Plating Engineering Site (cleared and capped), the Home Juice Site (new development in 2014), the West Allis Gray Iron Site (hotel development 2014), the Teledyne Site (ongoing assessment), the Yellow Freight West Site (new industrial development 2014) and the 1501 S. 113th Street site (remediation ongoing). Site investigation and remedial action alternative evaluation was completed for the Home Juice Site. Balance of all grant funds have been expended by the City.

BF-00E68001 was awarded to the City in 2008 for clean-up on the PST-North site and the 700 properties site. All grants funds have been expended and grant closed.

The grant was instrumental in dealing with the north PST site, a contaminated property left to a bankruptcy trust. The City proceeded to remove several undocumented underground storage tanks from the PST-North site (Greenfield Avenue parcel) along the northern property line. Additional monitoring wells were installed and plans are being developed to address the removal of a light non-aqueous phase liquid. The EPA Clean-up funds have been expended for the PST-North site. The proposed development will include several senior apartment complexes or a multi-story office building. Discussions are ongoing with multiple developers.

The 700 properties portion of the grant was completed in 2012 and all grant funds utilized to conduct soil management and install an engineered barrier relative to contaminated soils. The soil management included the excavation of soils for future development and the necessary soil capping. The project has submitted applications to the state for bond financing and the City is leveraging public dollars to advance the development of 120 market rate apartments in 2014.

BR-00E00912-0 was awarded to the City in 2011 for establishment of a Revolving Loan Fund. The City has received approvals for eligibility for several sites that were pending financing commitments. The City approved a loan for clean-up of a release of trichloroethene that occurred near the property line of the former Home Juice Site and an adjacent scrap yard. Also, the City received approval for a loan to Toldt Development in 2012 to assist with soil management, excavation, and capping costs associated with construction of a 4-story apartment complex and a multi-stage development. Recently, the City received EPA eligibility for the capping of the former Yellow Freight West site. Additional projects are being identified for funding. Grant funds have not been expended to date. The City/CDA has bid and contracted with several environmental consulting firms to assist with the RLF Grant and other Brownfield projects for the next 3 to 5 years. As a result the City/CDA has selected consultants to assist with grant management and implementation.

BF-00E00911 was awarded to the CDA in 2011 for clean-up on a former Milwaukee Gray Iron parcel at 1502 S. 83 St. The project scope included the remediation of PAH contamination and construction of an engineered barrier. The site abuts the future development of a hotel, potential grocery store, and a potential brew pub development. The hotel will break ground in Spring 2014 and will bring a total of 80 new jobs to the City. All grant funds have been drawn and the project is successfully completed and closed.

Attachments

- **Threshold Criteria**
- **Letter of Support from the Wisconsin Department of Natural Resources**
- **Documentation of Applicant Eligibility**
- **Letters of Support from Community-based Organizations**
- **Special Considerations Checklist**

THRESHOLD CRITERIA

1. Applicant Eligibility

The Community Development Authority of the City of West Allis (CDA), as the applicant, is a quasi-governmental entity that operates as an agent of a general purpose unit of local government, specifically the City of West Allis and is therefore considered an eligible applicant as per Section III.A. of the Proposal Guidelines for Brownfield Cleanup Grants. A copy of the Ordinance to Create the Community Development Authority of the City of West Allis, their by-laws and resolution to adopt the bylaws is attached to this application. The CDA did not receive a FY13 EPA Assessment Grant nor is a member of a coalition that was awarded a FY2013 Assessment Grant.

2. Letter from the State Environmental Authority

A letter of acknowledgement and support, dated January 9, 2014, from Darsi Foss, Chief, Brownfields and Outreach Section of the Bureau of Remediation and Redevelopment of the Wisconsin Department of Natural Resources, is provided as an attachment to this application.

3. Community Involvement

The CDA is committed to informing and involving the community and other stakeholders during the planning, implementation and Brownfield assessment activities as described in this proposal. The CDA will use a 3-tiered approach to community involvement: 1) Public meetings which will be advertised through several public media outlets; 2) general citizen informational sessions, such as National Night Out, the annual Fire Department Open House and the Neighborhood Partnership Program meetings; and 3) partnership with focused community organizations, such as the Burnham Pointe Neighborhood and Business Association, the West Allis Rotary Club, the West Allis/West Milwaukee Chamber of Commerce and the Downtown West Allis Business Improvement District. These community involvement activities are discussed in more detail in Section 3 of Ranking Criteria section of this application.

4. Site Eligibility and Property Ownership Eligibility

The City of West Allis staff has reviewed this property relative to the threshold criteria established in the FY14 Guidelines for Brownfields Assessment Grants and believes that the property is eligible for EPA Hazardous Substances Assessment Grant funds. The eligibility criteria are addressed below.

Site Eligibility:

a. Basic Site Information:

Site Name: Milwaukee Ductile Iron (MDI)

Site Address: 1706 S. 68th Street, West Allis, Wisconsin, 53214

Current Owner: The MRD Group, Inc.

b. Status and History of Contamination at the Site:

- i. The Milwaukee Ductile Iron site is contaminated by comingled petroleum and hazardous substances which are not easily distinguishable. We believe this site is appropriate for a Hazardous Substances Assessment Grant based on the presence of metals (primarily arsenic, chromium and lead); VOCs, including benzene, naphthalene, tetrachloroethene, trichloroethane and dichloroethene; PCBs; and PAHs in soil and/or groundwater above their respective State health-based quality standards.
- ii. The subject property was first developed in 1910 and has been used since then by various manufacturers, including Milwaukee Machine and Tool Co., LeRoi Compressor Corporation, Gerlinger Electric Steel Casting, Kearney & Trecker, Baush Machine Tool, Radcliff

Manufacturing Co., Briggs & Stratton Corp. and Milwaukee Ductile Iron. As recently as 2009, the MDI business employed 215 people, but has recently moved its operations out of State and in December 2013 sold the property to MRD Group who plan to demolish the buildings and ready the property for redevelopment.

- iii. Environmental concerns at the MDI site include the presence of metals (primarily arsenic, chromium and lead); VOCs, including benzene, naphthalene, tetrachloroethene, trichloroethane and dichloroethene; PCBs; and PAHs in soil and/or groundwater above their respective State health-based quality standards.
- iv. It appears that the site was contaminated from long-term historical manufacturing operations on the site. The exact source(s) of the impacts are not known. Potential sources would include 1) the long term use as a foundry and manufacturing site with potential for releases related to several boiler rooms, compressor rooms, inside and outside chemical storage areas, maintenance areas, spray painting areas and parts washing areas; 2) significant staining observed in the oil storage room; 3) potential foundry sand disposal and observed storage; 4) several USTs noted on historical site plans; 5) transformers/substations; and 6) a documented release with groundwater impacts noted on an up-gradient site. Based on the results of a Phase II ESA, the extent of the soil and groundwater impacts could not be determined.

c. Sites Ineligible for Funding:

The MDI site is (a) NOT listed or proposed for listing on the National Priorities List; (b) NOT subject to unilateral administrative orders, court orders administrative orders on consent, or judicial consent decrees issued to or entered into by parties under CERCLA; and (c) NOT subject to the jurisdiction, custody or control of the United States government and as such is NOT ineligible for funding.

d. Sites Requiring a Property Specific Determination:

This site (a) is not subject to a planned or ongoing CERCLA removal action; (b) has not been issued or entered into unilateral administrative orders, court orders, an administrative order on consent or a judicial consent decree or to which a permit has been issued by the U.S. or a State under the Resource Conservation Recovery Act (RCRA), the Federal Water Pollution Control Act (FWPCA), the Toxic Substances Control Act (TSCA), or the Safe Drinking Water Act; (c) is not subject to RCRA corrective action to which a corrective action permit or order has been issued or modified to require the implementation of corrective measures; (d) is not a land disposal unit that have submitted a RCRA closure notification or that are subject to closure requirements specified in a closure plan or permit; (e) is not a portion of a facility at which there has been a release of polychlorinated biphenyls (PCBs) and that is subject to TSCA remediation; and (f) is not a portion of a facility receiving monies for cleanup from the LUST trust fund.

Property Ownership Eligibility:

a. CERCLA 107 Liability:

The CDA does not have CERCLA liability for the MDI site and as such is eligible for this grant for the following reasons: 1) the CDA is not currently nor was formerly an owner or operator of the MDI property; 2) the CDA did not arrange for or contribute to the disposal or treatment of hazardous substances on the site; and 3) the CDA did not accept hazardous substances for transport to disposal or treatment facilities at the site. Furthermore, prior to purchase of the MDI site, the CDA will conduct All Appropriate Inquiry within 180 days prior to the date of purchase to be eligible as a bona fide prospective purchaser.

b. Enforcement or Other Actions:

There are no current ongoing environmental enforcement actions related to the MDI site.

c. Information on Liability and Defenses/Protections Where applicant Does NOT Own the Site:

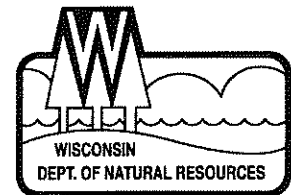
- i. Releases of hazardous substances on the subject site are related to historical operations. The CDA did not arrange for disposal of hazardous substances at the subject site, did not transport hazardous substances to the subject site and did not cause or contribute to any releases of hazardous substances at the subject site.
- ii. The CDA has no current relationship with the property owner. The CDA has had communications with the current owner regarding the potential redevelopment of the property.
- iii. The CDA has recently received legal access to conduct the proposed site assessment.

d. Information on Liability and Defenses/Protections Where Applicant Owns the Site or Will Own the Site During the Performance of the Grant: The CDA anticipates possibly owning the MDI site during performance of this grant.

- i. *Information on the Property Acquisition:* The CDA has been in communication with the current owner regarding the potential redevelopment of the site. The CDA anticipates possible acquisition of the property through voluntary acquisition. The CDA anticipates that acquisition will not occur until after identified contamination has been characterized and remedial options have been evaluated (essentially near the end of the grant period). The CDA anticipates that the property will be acquired from The MRD Group, Inc., the current property owner. The CDA has no familial, contractual or financial relationships or affiliations with the current owner or prior owners/operators of the property
- ii. *Timing of Hazardous Substance Disposal:* Releases of hazardous substances on the subject site are related to historical operations. The CDA did not arrange for disposal of hazardous substances at the subject site, did not transport hazardous substances to the subject site and did not cause or contribute to any releases of hazardous substances at the subject site.
- iii. *Pre-Purchase Inquiry:* The CDA received a contractor services award from the WDNR's Wisconsin Plant Recovery Initiative (WPRI) to have a Phase I ESA completed for the subject property, report dated September 20, 2012, in conformance with All Appropriate Inquiry. The Phase I ESA was conducted by a qualified professional from AECOM Technical Services, Inc. The CDA was also awarded a Phase II ESA under the WPRI program, which identified significant environmental impacts. Within 180 days prior to purchase of the subject property, the CDA intends to conduct a new Phase I ESA (AAI) to maintain eligibility as a bona fide prospective purchaser.
- iv. *Post-Acquisition Uses:* The CDA does not currently own the property. If the CDA does acquire the property, it would be for only a short-term basis to effect the remedial action and redevelopment.
- v. *Continuing Obligations:* Upon acquiring the MDI site the CDA will take reasonable steps to stop continuing releases, prevent threatened future releases and limit exposure to previously released hazardous substances. The CDA, as potential future owner of the property, will be committed to complying with any potential land use restrictions and institutional controls that may be placed on the property prior to or during CDA ownership; provide site access to the property for assessment and/or cleanup; comply with information requests and administrative subpoenas that may be issued in connection with the property; and provide legally required notices that may be appropriate during CDA ownership.

State of Wisconsin
DEPARTMENT OF NATURAL RESOURCES
101 S. Webster Street
Box 7921
Madison WI 53707-7921

Scott Walker, Governor
Cathy Stepp, Secretary
Telephone 608-266-2621
Toll Free 1-888-936-7463
TTY Access via relay - 711



CITY OF WEST ALLIS
DEPARTMENT OF DEVELOPMENT

JAN 13 2014

RECEIVED

January 9, 2014

John Stibal, Executive Director
Community Development Authority of the City of West Allis
7525 W. Greenfield Avenue
West Allis, WI 53214

Subject: State Acknowledgement and Support for the City of West Allis' Application to the U.S. EPA for a \$200,000 Site-Specific Hazardous Substances Brownfield Assessment Grant

Dear Mr. Stibal:

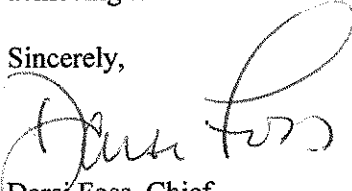
The Wisconsin Department of Natural Resources is pleased to acknowledge and support the federal brownfield grant application referenced above for the city of West Allis.

As a first-ring industrial suburb to the City of Milwaukee, West Allis has been significantly affected by the presence of former industrial and commercial properties. West Allis is a land-locked municipality that must focus on its numerous brownfield sites to attract new investment and employment opportunities. The CDA has a proven record in brownfield development and successful administration of federal and state funds.

The recently closed Milwaukee Ductile Iron facility is located at the intersection of South 68th Street and West Mitchell Street, within the Eastern Industrial Corridor of the City of West Allis. The site consists of five legal parcels totaling approximately 12 acres. The site was used as a foundry and manufacturing facility since approximately 1913. Phase I and Phase II Environmental Site Assessments were completed by the WDNR using Wisconsin Assessment Monies. The Phase I ESA identified specific operations where hazardous releases are anticipated including current and historic boiler rooms, compressor rooms, inside and outside storage areas, maintenance areas, spray painting areas and parts washing areas. Other RECs which were identified include significant staining on floors in an oil storage room; historic USTs; potential foundry sand disposal; potential and documented releases of PCBs from transformers and substations on the site; and potential contamination from an off-site release on an adjacent property. The Phase II ESA was completed February 5, 2013. Results indicate the presence of buried foundry sand on the site; elevated metals, PAHs, and volatile organic compounds (VOCs), including trichloroethane, tetrachloroethene and vinyl chloride. Based on the Phase II results, additional investigation and/or remedial action will be necessary prior to re-development of the site.

I understand funds will be used by the CDA to conduct additional site investigation and remediation planning. Obtaining EPA funding for a site-specific Hazardous Substance Brownfields Assessment Grant is critical to achieving the ultimate redevelopment of this site.

Sincerely,


Darsi Foss, Chief
Brownfields and Outreach Section
Bureau for Remediation and Redevelopment

cc: Bruce Urben – RR/5 CO
Margaret Brunette – SER
Donna Volk - AECOM

ORDINANCE NO. 5655

AN ORDINANCE TO CREATE THE COMMUNITY DEVELOPMENT AUTHORITY
OF THE CITY OF WEST ALLIS

By Administration and Finance Committee

The Common Council of the City of West Allis do ordain as follows:

PART I. Section 2.53 of the Revised Municipal Code of the City of West Allis is hereby created to read:

2.53 COMMUNITY DEVELOPMENT AUTHORITY.

(1) Authority. Section 66.4325 of the Wisconsin Statutes authorizes the Common Council to adopt an ordinance creating a housing and community development authority.

(2) Findings and Declarations. The findings and declarations made in sec. 66.40(2), 66.43(2), 66.431(2) and 66.435(2) of the Wisconsin Statutes are in all respects adopted, restated and incorporated herein; there exists a need for blight elimination, slum clearance, urban renewal and community development programs and projects and housing projects in the City; a housing and community development authority, functioning within the City, constitutes and effective and efficient means for preventing and eliminating slums in blighted areas and preventing the reoccurrence thereof and for the elimination of insanitary or unsafe inhabited dwelling accommodations and to provide safe and sanitary dwelling accommodations for person of low income; and, the necessity for said authority is hereby declared as a matter of legislative determination.

(3) Creation. Pursuant to sec. 66.4325 of the Wisconsin Statutes, there is hereby created the Housing and Community Development Authority as a separate body politic for the purpose of carrying out blight elimination, slum clearance, urban renewal programs and projects and housing projects; which authority shall be known as the "Community Development Authority of the City of West Allis."

(4) Termination of Housing Authority. The Housing Authority of the City of West Allis created under sec. 66.40 of the Wisconsin Statutes and operating in the City is terminated and all powers, duties and functions set out in sec. 66.40 of the Wisconsin Statutes for housing authorities are hereby vested in the Community Development Authority.

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(5) Exclusive Authority. The Community Development Authority shall have the exclusive power to proceed to carry on blight elimination, slum clearance and urban renewal projects in the City of West Allis, except that the City may apply, accept and contract for federal grants, advances and loans under the Housing and Community Development Act of 1974 (P.L. 93-383).

(6) Commissioners. The Mayor shall, with the confirmation of two-thirds (2/3) majority vote of the Common Council, appoint seven (7) resident persons having sufficient ability and experience in the fields of urban renewal, community development and housing, as commissioners of the Community Development Authority.

(a) Two (2) of the commissioners shall be members of the Common Council and shall serve during their term of office as council members.

(b) The first appointments of the five (5) non-council members shall be for the following terms: two (2) for one year and one each for terms of two (2), three (3) and four (4) years. Thereafter, the terms of non-council members shall be four (4) years and until their successors are appointed and qualified.

(c) Vacancies shall be filled for the unexpired term as provided in this subsection.

(d) Commissioners shall be reimbursed their actual and necessary expenses including local travel expenses incurred in the discharge of their duties.

(7) Powers and Duties.

(a) The Community Development Authority shall have all powers, duties and functions set out in secs. 66.40 and 66.431 of the Wisconsin Statutes for housing and redevelopment authorities and as to all housing projects initiated by the Community Development Authority it shall proceed under section 66.40 of the Wisconsin Statutes and as to all projects relating to blight elimination, slum clearance, urban renewal and redevelopment programs, it shall proceed under secs. 66.405 to 66.425, 66.43, 66.431, 66.435 or 66.46 of the Wisconsin Statutes as determined appropriate by the Common Council on a project by project basis.

(b) The Community Development Authority shall act as the agent of the City in planning and carrying out community development programs and activities approved by the Mayor and Common Council under the Federal Housing and Community Development Act of 1974. As to all community development programs and activities undertaken by the City under the Federal Housing and Community Development Act of 1974, the Community Development Authority shall proceed under all applicable laws and ordinances not inconsistent with the laws of this state.

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Page 3

(c) The Community Development Authority shall act as agent of the City to perform all acts, except the development of the general plan of the City, which may be otherwise performed by the Planning Commission under secs. 66.405 to 66.425, 66.43, 66.435 or 66.46 of the Wisconsin Statutes.

(8) Tax Exemption. Bonds issued on or after January 28, 1987, by the Community Development Authority are declared pursuant to sec. 66.4325(5m) of the Wisconsin Statutes to be issued for an essential public and governmental purpose and to be public instrumentalities and, together with interest thereon and income therefrom, are exempt from taxes.

(9) Controlling Law. The powers conferred under this section shall be an addition and supplemental to the powers conferred by any other law or ordinance. Insofar as this section is inconsistent with any other law, this section shall control.

(10) Construction. This section shall be construed liberally to effect its purposes and the enumeration of specific powers herein does not restrict the meaning of any general grant of power contained in this section nor does it exclude other powers comprehended in such general grant as provided in sec. 66.4325(7) of the Wisconsin Statutes.

(11) Severability. If any provision of this section or any provision of any rule or regulation lawfully promulgated hereunder or any application of this section or rule or regulation promulgated hereunder to any person, firm or corporation or circumstances is held invalid or inoperative, such invalidity or inoperativeness shall not affect other provisions or applications of this section or rules or regulations. The Common Council hereby declares the provisions of this section and all rules and regulations promulgated hereunder are severable.

PART II. The Housing Authority of the City of West Allis is hereby terminated. Any form of indebtedness issued by the Housing Authority shall be assumed by the Community Development Authority. All contracts entered into between the federal government and the Housing Authority, or between such authority and other parties shall be assumed and discharged by the Community Development Authority except for the termination of operations by the Housing Authority. Contracts entered into between the federal government and the Housing Authority shall bind the Community Development Authority in the same manner as though originally entered into by the Community Development

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Page 4

Authority. The Community Development Authority may execute appropriate documents to reflect its assumptions of the obligations set forth above.

PART III. Any redevelopment authority created under sec. 66.431 of the Wisconsin Statutes operating in the City of West Allis shall terminate its operations as provided in sec. 66.4325(5) of the Wisconsin Statutes.

PART IV. From the effective date of this Ordinance, the City Clerk shall transmit a certified copy of the ordinance to the Mayor who shall proceed to appoint commissioners of the Community Development Authority as provided in sec. 66.4325(2) of the Wisconsin Statutes.

PART V. All ordinances or parts of ordinances contravening the provisions of this ordinance are hereby repealed.

PART VI. This ordinance shall take effect October 1, 1989, and be in force from and after its passage and publication.

PASSED: July 18, 1989
(As amended)
/s/ Eldon M. Rinka, City Clerk
APPROVED: July 20, 1989
(As amended)
/s/ Fred J. Cashmore, Mayor

PUBLISHED: July 27, 1989

COMMUNITY DEVELOPMENT AUTHORITY OF THE
CITY OF WEST ALLIS, WISCONSIN

RESOLUTION NO. 1

RESOLUTION TO ADOPT THE BY-LAWS OF THE
COMMUNITY DEVELOPMENT AUTHORITY OF THE
CITY OF WEST ALLIS

BE IT RESOLVED by the Community Development Authority of the
City of West Allis that the By-Laws attached hereto and incorporated
herein by reference be and are hereby adopted as the By-Laws of the
Community Development Authority of the City of West Allis.

BE IT FURTHER RESOLVED that the Secretary be and is hereby
authorized and directed to retain said By-Laws among the official
records of the Community Development Authority and to file a copy of
said By-Laws together with a certified copy of this Resolution, with
the City Clerk of the City of West Allis.

ADOPTED November 9, 1989.

Donald J. Charlier
Chairperson

Attest:

John F. Stille
Secretary

ATT0070

BY-LAWS OF THE
COMMUNITY DEVELOPMENT AUTHORITY
CITY OF WEST ALLIS, WISCONSIN

ARTICLE I - THE AUTHORITY

Section 1. Name of Authority. The name of the Authority shall be the
"Community Development Authority of the City of West Allis."

Section 2. Powers of the Authority. The powers of the Authority shall
be vested in the Commissioners. The number of Commissioners, their appointment
and terms shall be as provided in section 66.4325(2) of the Wisconsin Statutes.

Section 3. Seal of Authority. The seal of the Authority shall be in
the form of a circle and shall bear the name of the Authority.

Section 4. Offices of the Authority. The principal offices of the
Authority shall be at the West Allis City Hall, 7525 West Greenfield Avenue,
West Allis, Wisconsin 53214. The Authority may select by resolution other or
additional offices from time to time.

ARTICLE II - OFFICERS

Section 1. Officers. Officers of the Authority shall be a
Chairperson, a Vice-Chairperson and an Executive Director.

Section 2. Chairperson. The Chairperson, when present, shall preside
at all meetings of the Authority. The Chairperson and the Secretary are
authorized to execute on behalf of the Authority all contracts, deeds, notes and
other forms of obligations or instruments when duly authorized by the
Commissioners of the Authority to do so, except in cases where the execution
thereof shall be expressly delegated by the Commissioners or by these By-Laws to
some other officer or agent of the Authority, or shall be required by law to be
otherwise executed; and, in general, shall perform all duties incident to the
office of Chairperson and such other duties as may be prescribed by the
Commissioners from time to time.

Section 3. Vice-Chairperson. In the case of the absence or disability
of the Chairperson, the Vice-Chairperson shall perform the duties of the
Chairman and shall also perform such other duties as may be required by the
Commissioners.

Section 4. Executive Director. The Executive Director shall be
secretary and treasurer of the Authority. He or she shall also be the chief
administrative officer of the Authority and shall direct, manage and supervise
the Authority's administrative operation and technical activities in accordance
with and subject to the direction of the Authority.

The Executive Director shall (a) keep the minutes of the
meetings of the Authority in one or more books provided for that purpose; (b)
see that all notices are duly given in accordance with the provisions of these
By-Laws or as otherwise required by law; (c) be custodian of the records of the
Authority; and, (d) keep in safe custody the seal of the Authority and shall

have power to affix such seal to all contracts and instruments authorized to be executed by the Authority; and, (e) in general, perform all duties incident to the duties of the Secretary.

The Executive Director shall have the care and custody of all funds of the Authority. Such funds shall be deposited in the manner provided by law in the name of the Authority in such banks as the Authority may designate by resolution. The Executive Director, by original signature or authorized facsimile, shall sign all orders and checks for the payment of money and shall pay out and disburse such monies under the direction of the Authority. Except as otherwise authorized by resolution of the Authority, all such orders and checks shall be countersigned by the Chairperson. The Executive Director shall keep regular books of accounts showing receipts and expenditures and shall render to the Authority, at each regular meeting, an account of his or her transactions and also of the financial condition of the Authority. He or she shall give such bond for the faithful performance of his or her duties as the Authority may determine, and the cost thereof shall be paid by the Authority.

The Executive Director is not a Commissioner of the Authority and has no power to vote on any matters which may come before the Authority.

Section 5. Additional Duties. The officers of the Authority shall perform such other duties and functions as the Authority shall prescribe by these By-Laws or by resolutions which it shall from time to time adopt.

Section 6. Election or Appointment. The Chairperson and Vice-Chairperson shall be elected from among the Commissioners of the Authority at the first meeting of the Authority and thereafter at the first meeting of the Authority held in the month of May in each calendar year and shall hold office until the next succeeding first day of June, or until their successors are elected and qualified. The Executive Director shall be appointed by the Authority. In the absence of the Executive Director, a Deputy Director, appointed by the Executive Director, shall assume the duties of the Executive Director. No Commissioners of the Authority shall be eligible for the offices of Executive Director or Deputy Director.

Section 7. Vacancies. Should the offices of Chairperson or Vice-Chairperson become vacant, the Authority shall elect a successor from its membership at the next regular meeting, and such election shall be for the unexpired term of said office.

ARTICLE III - MEETINGS

Section 1. Regular Meetings. The Authority may provide, by resolution, the time and place, for the holding of regular meetings. Such meetings will be held at least monthly and at a uniform time.

Section 2. Special Meetings. Special meetings of the Authority for the purpose of transacting designated business may be called by or at the request of the Chairperson or Secretary or any four Commissioners. Notice of a special meeting shall be mailed to the business or home address of each member of the Authority at least two days prior to the date of such special meeting.

Section 3. Notice of Meetings. Notice of any regular or special meeting shall be given in accordance with subchapter IV, Chapter 19 of the Wisconsin Statutes, Open Meetings of Governmental Bodies.

Section 4. Quorum. The majority of the number of Commissioners of the Authority shall constitute a quorum for the transaction of any business at a meeting of the Authority, but a majority of the Commissioners present, if less than such quorum, may adjourn the meeting to some other time or until a quorum is present.

Section 5. Order of Business - Agenda. The Secretary shall prepare an agenda for each meeting. The order of business shall be as follows:

- (a) Roll Call.
- (b) Scheduled Hearings.
- (c) Approval of Agenda.
- (d) Approval of the Minutes of the Previous Meeting(s).
- (e) Reports.
- (f) Unfinished, New and Miscellaneous Business.

Section 6. Voting. The act of the majority of the Commissioners present at a meeting at which a quorum is present shall be the act of the Commissioners, unless the act of a greater number is required by law or these By-Laws. Voting on all questions coming before the Authority shall be by voice and shall not be recorded by "yeas" and "nays" unless requested by a member of the Authority or otherwise required by law.

Section 7. Parliamentary Procedure. Robert's Rules of Order, Revised, shall govern the conduct of all meetings of the Authority except where the same shall be in conflict with law or these By-Laws.

ARTICLE IV - COMMITTEES

Section 1. Committees. The Authority may establish by resolution committees to review certain matters or issues which come before the Authority from time to time. Such committees shall be created, and the membership appointed, for purpose of study and review of such matters or issues. Such committees shall have no authority to act except to report the matters and issues back to the entire Authority with recommendations for appropriate action to be taken by the entire Authority.

Section 2. Committee of the Whole. Any Commissioner of the Authority may move to go into a Committee of the Whole to consider and report on any matter pending before the Authority. The Vice-Chairperson of the Authority shall preside as chairman of the committee. The committee shall consider any matter referred to it by the Authority and report and make recommendations thereon to the Authority.

ARTICLE V - AMENDMENTS

The By-Laws of the Authority may be amended after an amendment has been introduced at any regular meeting or special meeting and referred to the next regular or special meeting. Adoption of an amendment shall be by a two-thirds vote of the members of the Authority.

ARTICLE VI - MISCELLANEOUS

Section 1. Suspension of Rules. The Authority by unanimous vote may suspend any of its rules or By-Laws except as otherwise provided under applicable provisions of the Wisconsin Statutes.

CERTIFICATION

This is to certify that the foregoing are true and correct copies of Resolution No. 2 and By-Laws, as adopted by the Community Development Authority of the City of West Allis at the first meeting held on November 9, 1989.

COMMUNITY DEVELOPMENT AUTHORITY

By: John P. Stibal
(John P. Stibal)

G0016.1-5 /11/10/89



Burnham Pointe Neighborhood & Business Association

January 17, 2014

John F. Stibal, Executive Director
Community Development Authority
7525 W. Greenfield Ave.
West Allis, WI 53214

Dear Mr. Stibal:

I am writing on behalf of the Burnham Pointe Neighborhood and Business Association to convey our strong support for the Community Development Authority of the City of West Allis's (CDA's) application for a U.S. EPA Brownfield Site Specific Assessment Grant to address environmental impacts at the former Milwaukee Ductile Iron site. With a mix of community partners and supporters, West Allis intends to transform its older industrial corridors into regional economic growth engines. Specifically, the CDA seeks EPA funding to assess and ultimately clean up and redevelop an approximate 12-acre brownfield that abuts our Neighborhood and Business Association.

The Burnham Pointe Neighborhood and Business Association is a new association with a lot of energy to make a difference in our community. We support West Allis's efforts to revitalize brownfields because our Association supports policies that foster a positive business climate through job creation and economic development, along with policies that promote neighborhood pride and a sense of ownership. Because the Burnham Pointe Association boundary is located only parcels away from the former Milwaukee Ductile Iron site, we have an attracted interest in the future redevelopment of this site. We are well aware of the blighting influence brownfields can have on neighborhood and economic stability and property values, and fully support the CDA's efforts to revitalize the potential reuse of the former Milwaukee Ductile Iron site.

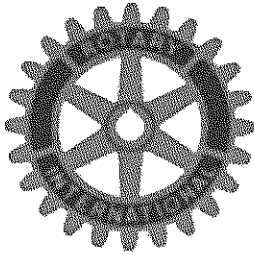
Burnham Pointe Neighborhood and Business Association will assist the CDA with outreach by contacting our membership, providing informational materials, and/or hosting/facilitating outreach events. Our Association will also spread word about availability of grant funds to our business network. We understand that we can provide input/comments on the related EPA projects and would be happy to meet with CDA representatives whenever it is requested of us. Our Association meets once a month.

This is a wonderful opportunity for EPA to partner with local public and non-profit organizations to transform the former Milwaukee Ductile Iron site into a center of prosperity and sustainable development. Thank you in advance for any assistance you can provide for West Allis's CDA's request for EPA grant assistance.

Sincerely,

A handwritten signature in black ink, reading "Citlali Mendieta-Ramos". The signature is fluid and cursive, with the first name "Citlali" being more prominent.

Citlali Mendieta-Ramos
Burnham Pointe Neighborhood and Business Association



Rotary Club of West Allis

January 17, 2014

John F. Stibal, Executive Director
Community Development Authority
7525 W. Greenfield Ave.
West Allis, WI 53214

Dear Mr. Stibal:

The Rotary Club of West Allis is pleased to support the Community Development Authority of the City of West Allis's (CDA's) request to the U.S. Environmental Protection Agency for a Brownfield Site Specific Assessment Grant to address environmental impacts at the former Milwaukee Ductile Iron site. The Rotary is committed to supporting the CDA in redeveloping brownfield sites, which first require identification of where environmental assessments may be needed.

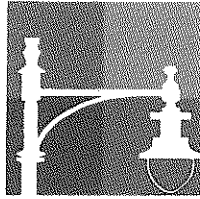
Many members of the Rotary Club have active roles in West Allis community events, businesses and sit on various City committees, including the CDA. Our organization has an invested interest in the future of the City and supports this opportunity for the CDA to increase the economic potential through the assessment of the former Milwaukee Ductile Iron property. This property abuts two (2) major redevelopment areas that the CDA has focused on for years, and the awarding of these Site Specific Assessment funds would provide the CDA an ideal opportunity to continue on with successful surrounding development. The vacated former foundry has the potential for future development that could bring jobs to the area, but first, funding for environmental site assessment must be obtained. Rotarians develop community service projects that benefit at-risk populations, and we support the CDA's joint goal of assisting these populations through the CDA's action of addressing environmental hazards in the community.

The CDA and its committee members have been partners in our mission to support programs that benefit the community as a whole. You, the Executive Director, provide a wonderful presentation to our Rotarian members, two (2) times a year, sharing the successes and struggles of development, always highlighting various Brownfield sites throughout the City. The Rotary Club of West Allis meets every Thursday for lunch. We would be happy to continue the tradition and agree to meet with CDA representatives to discuss/comment/provide input on the EPA grants and their respective projects in spring and fall of every year until the projects are completed. Our diverse membership would provide the CDA an opportunity to receive a wide variety of types of input for your community participation requirement.

The Rotary Club of West Allis supports your effort to apply for these EPA funds, which would provide a wonderful financial opportunity to commence redevelopment on the former Milwaukee Ductile Iron property, which sits vacant or underutilized until some type of environmental assessment is completed. The Rotary Club looks forward to a continued partnership between the CDA and the U.S. EPA as we work together to grow West Allis.

Sincerely,

Dianne T. Kempen
President
Rotary Club of West Allis



DOWNTOWN WEST ALLIS INCORPORATED

7231 W. GREENFIELD AVE., SUITE 201 · WEST ALLIS, WI 53214
PHONE (414) 774-2676 · FAX (414) 774-7728
WWW.WESTALLISDOWNTOWN.COM

January 17, 2014

John F. Stibal, Executive Director
Community Development Authority
7525 W. Greenfield Ave.
West Allis, WI 53214

Dear Mr. Stibal:

On behalf of the Downtown West Allis Business Improvement District (BID), I would like to express our support of the Community Development Authority of the City of West Allis's (CDA's) application for a U.S. EPA Brownfield Site Specific Assessment Grant to address environmental impacts at the former Milwaukee Ductile Iron site. We fully support the CDA's continuing efforts to conduct environmental assessments that will help return urban brownfield sites to productive use.

This EPA grant would provide critical support to the CDA's efforts in cleaning up this industrial property. The former Milwaukee Ductile Iron site has a dated history of 100 years of manufacturing use. The size of the facility and former use as a foundry limits the optimal reuse of the property. Potential EPA grant funds would allow the City to address the property where known or perceived environmental concerns are barriers to economic revitalization.

The economic vitality of the Downtown West Allis Business Improvement District is interdependent with the condition of the City of West Allis as a whole. With the support of an EPA Site Specific Assessment Grant for the former foundry, located just five (5) blocks from the BID boundary, the prospect of redevelopment on this particular site will greatly increase, and West Allis could once again reclaim jobs on the site.

Our BID Board of Directors Committee meets on a quarterly basis on Fridays at 11:00 am to hear community matters like these. We understand that we can provide input/comments on the related EPA projects and would be happy to meet with CDA representatives semi-annually at two (2) of our regularly scheduled meetings. In addition, our presence in the commercial business community would be beneficial in outreaching to the community about the opportunity to discuss EPA grants and community environmental concerns. The BID would be willing to add the EPA grant projects on our quarterly meeting agendas. The BID's specific interest in the projects would be the extent the grant efforts would encourage future employment and reuse planning in the community.

We are committed to working with the CDA to continue on with the brownfield site assessment in order to improve and revive blighting, contaminated properties. We believe this EPA grant award would provide the opportunity for this particular site to transform from a liability to an asset, improving neighborhoods and the lives of our residents. If the CDA is awarded these funds, we look forward to being included in the community involvement aspect. Should you have any questions, feel free to contact me.

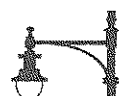
Sincerely,

Dianne Einreichner
Executive Director

Downtown West Allis Business Improvement District



A MAIN STREET COMMUNITY A 501(C) NON-PROFIT CORPORATION
BUILDING A POSITIVE IMAGE THAT ENCOURAGES CUSTOMER GROWTH
AND WELCOMES COMMUNITY INVOLVEMENT





January 17, 2014

John F. Stibal, Executive Director
Community Development Authority
7525 W. Greenfield Ave.
West Allis, WI 53214

Dear Mr. Stibal:

On behalf of the West Allis/West Milwaukee Chamber of Commerce, I would like to express our support of the Community Development Authority of the City of West Allis's (CDA's) application for U.S. EPA Brownfield Site Specific Assessment Grant to address environmental impacts at the former Milwaukee Ductile Iron site.

This EPA grant would provide critical support to the CDA's efforts in cleaning up this industrial property. The former Milwaukee Ductile Iron site has a dated history of 100 years of manufacturing use. We understand that the site is a high priority site for the CDA because of its recent closing and the potential for job creation with a new manufacturer. In addition, the property is located in a high poverty rate and high minority population census tract, and redevelopment spurred by environmental site assessment would be most beneficial to the community and surrounding neighborhood.

Given our role as a Chamber of Commerce representing two (2) different communities, we are very interested in seeing this site redeveloped to bring back the jobs that the property once employed. We fear that without the kick-start of site assessment and knowledge of the extent of required cleanup, the property could sit and be used as cold storage, rather than properly redeveloped, bringing jobs back to the community.

The CDA has been a partner in our mission and often shares the status of projects and the possible struggles of Brownfield sites throughout the City. With our offices located very close to City Hall, we are in constant contact with CDA representatives, who welcome our input during quarterly and monthly meetings. Our Chamber Board Committee meets the last Wednesday of the month at noon. We understand that we can provide input/comments on the relative EPA projects and would be happy to meet with CDA representatives during our May and November meetings. The Chamber's specific interest in the projects would be the extent the grant efforts would encourage future employment in the community.

The awarding of these grant funds would help to eliminate a blighting situation that has the potential for job creation. I support your effort to apply for these EPA funds and wish you the very best with your application. Should you have any questions, feel free to contact me.

Sincerely,

A handwritten signature in cursive script that reads 'Diane Brandt'.

Diane Brandt
Executive Director
West Allis/West Milwaukee Chamber of Commerce

6737 W. Washington St. Ste. 2141
West Allis, WI 53214
P(414)302-9901 F(414)302-9918
E contact@wawmchamber.com
wawmchamber.com

Appendix 3 Other Factors Checklist

Name of Applicant: Community Development Authority of the City of West Allis

Please identify (with an **X**) which, if any of the below items apply to your community or your project as described in your proposal. To be considered for an Other Factor, you must include the page number where each applicable factor is discussed in your proposal. EPA will verify these disclosures prior to selection and may consider this information during the selection process. If this information is not clearly discussed in your narrative proposal or in any other attachments, it will not be considered during the selection process.

	Other Factor	Page #
	Community population is 10,000 or less	
	Federally recognized Indian tribe	
	United States territory	
	Applicant will assist a Tribe or territory	
	Targeted brownfield sites are impacted by mine-scarred land	
	Targeted brownfield sites are contaminated with controlled substances	
X	Recent natural disaster(s) (2006 or later) occurred within community, causing significant community economic and environmental distress	4
X	Project is primarily focusing on Phase II assessments.	4, 6
	Applicant demonstrates firm leveraging commitments for facilitating brownfield project completion by identifying amounts and contributors of funding in the proposal and have included documentation	
X	Community experienced manufacturing plant closure(s) (2008 or later) tied to the targeted brownfield sites or project area, including communities experiencing auto plant closures due to bankruptcy or economic disruptions.	2, 4
	Recent (2008 or later) significant economic disruption (<u>unrelated</u> to a natural disaster or manufacturing/auto plant closure) has occurred within community, resulting in a significant percentage loss of community jobs and tax base.	
	Applicant is a recipient or a core partner of a HUD-DOT-EPA Partnership for Sustainable Communities (PSC) grant that is directly tied to the project area, and can demonstrate that funding from a PSC grant has or will benefit the project area. To be considered, <u>applicant must attach documentation</u> which demonstrates this connection to a HUD-DOT-EPA PSC grant.	
	Applicant is a recipient of an EPA Brownfields Area-Wide Planning grant	
X	Community is implementing green remediation plans.	11
	Climate Change	